



25/12 Shrubhill Walk, Edinburgh, EH7 4FJ



Welcome

The property comprises a large spacious open plan living/dining/kitchen with patio doors which allow light to flow throughout and lead to the private balcony. The contemporary kitchen benefits from a modern, stylish fitted kitchen with integrated appliances, a bright hallway leading to two generous double bedrooms. The principal bedroom benefits from an en-suite shower room. The en-suite shower room comprises double shower unit, low level W.C., sink and radiator. The family bathroom is equally impressive and comprises low level W.C., sink and vanity unit, bath with electric shower and shower screen, tiled splashbacks, radiator and mirror. The property is within close walking distance of the cosmopolitan Leith Walk and the neighbourhood offers an excellent variety of restaurants, shops, bars, a local library, gyms, and amenities also include the open green spaces of Pilrig Park nearby. The property is close to McDonald Road tram stop which offers and excellent service with access to the City Centre and beyond.

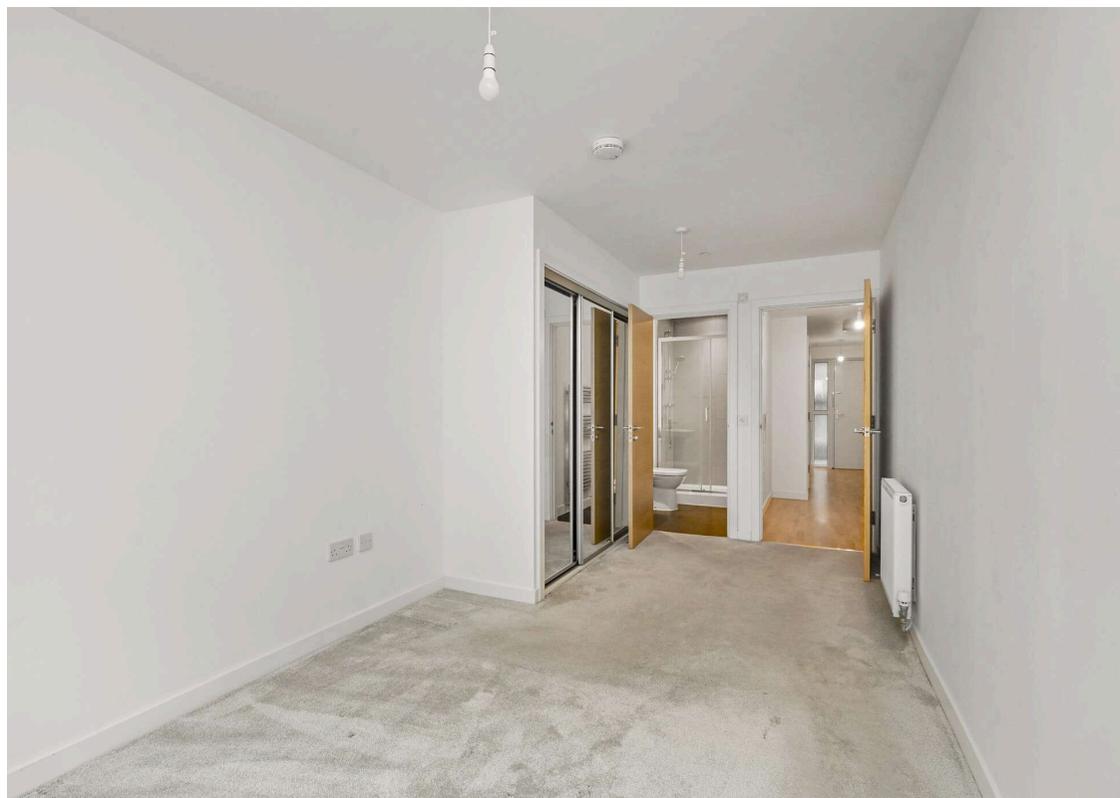
There is secure parking in the underground level car park which is available for a monthly fee.

A factoring fee is payable for the upkeep of the communal areas and further details can be made available.

Viewing is by appointment, 7 days a week, call 07884 247419.

EWS1 certificate available.





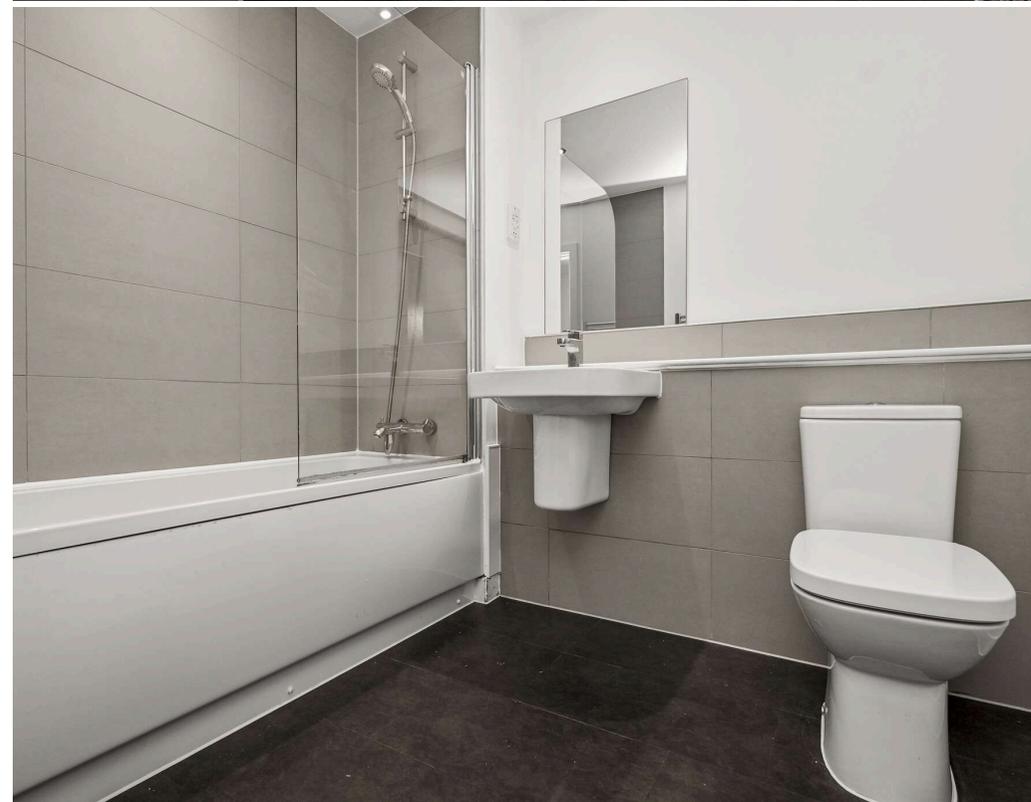


Leith

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located close to the open expanse of Pilrig Park and there are also various local access points to the city's cycle path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the new St James Quarter. The Omni Centre at the east end of Princes Street plays host to a multi screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The new tram stop at McDonald Road offers direct, quick and easy access to Edinburgh Airport

Extras

Integrated kitchen appliances, flooring and window dressings are included in the sale





Get in touch

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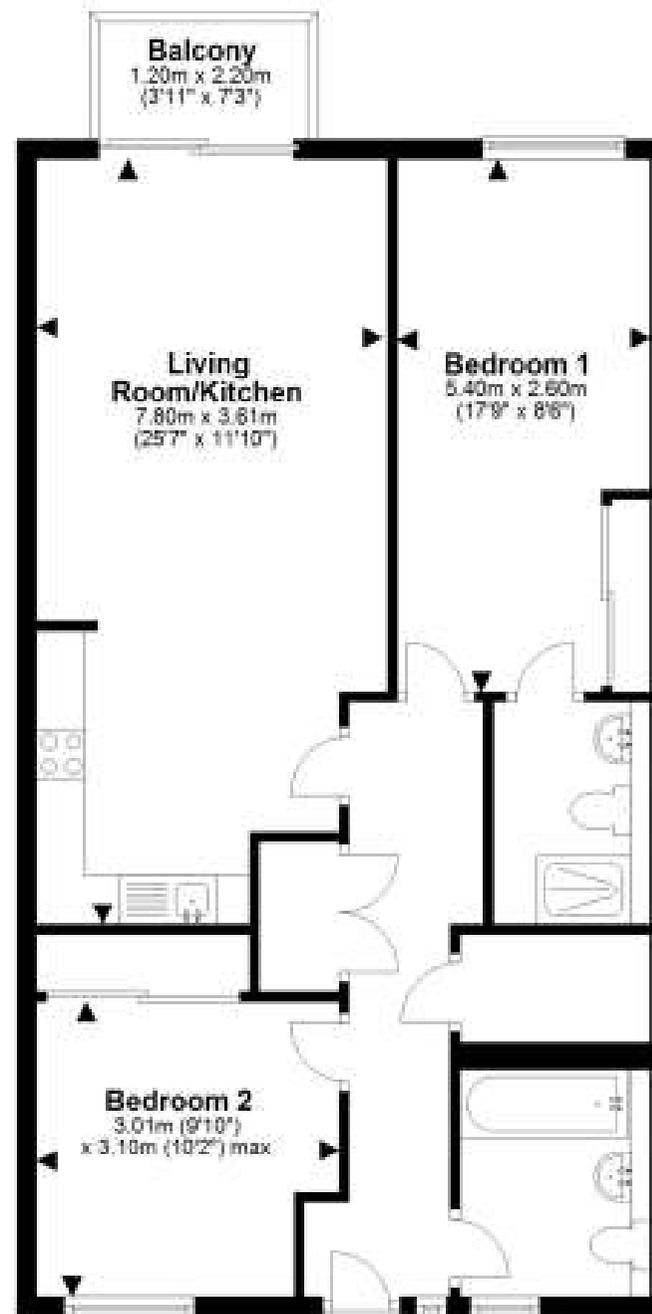
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

